

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ROSE JOHNSON RANDALL, residing at 20 Laughlin Lane, Philadelphia, Pennsylvania 19118, do hereby nominate, constitute and appoint JOHN T. H. JOHNSON to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 17th day of December, 1976.

Witness:

Edmund P. Dandridge, Jr. (SEAL)
Rose Johnson Randall

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DADE, to wit:

On this 17th day of December, 1976, before me, Dorothy H. Egner, the undersigned officer, personally appeared ROSE JOHNSON RANDALL, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Rec'd for record MAR 1 1977 at 11:07 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Central Title Corp.
Receipt No. 450

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, ALICE WHITRIDGE PHILLIPS and LYMAN PHILLIPS, residing at 1199 Whitney Avenue, Apartment 307, Hamden, Connecticut 06517, do hereby nominate, constitute and appoint HARRISON GARRETT to be our true and lawful attorney for us and in our name, place and stead to execute, acknowledge and deliver a deed or deeds to any real estate which we, or either of us, may own in Baltimore County, Maryland, and to execute any agreement or contract with respect to any real estate which we, or either of us, may own in Baltimore County, Maryland, and with respect to the division of the proceeds of sale thereof, giving unto our said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises, as fully as we might or could do were we personally present; hereby ratifying and confirming all that our Attorney shall in our name lawfully do, or cause to be done in and about the premises, by virtue hereof.

In Witness Whereof, we have hereunto set our hands and seals, this 15th day of April, 1970, in the year of our Lord one thousand nine hundred and seventy.

Witness:

Alice Whitridge Phillips (SEAL)
Lyman Phillips (SEAL)

STATE OF CONNCOUNTY OF NEW HAVEN

On this 15th day of April, 1970, before me, ALFRED E. KUEHL, Jr., the undersigned officer, personally

appeared ALICE WHITRIDGE PHILLIPS and LYMAN PHILLIPS, known to me to be the persons described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be their respective acts.

In Witness Whereof, I have hereunto set my hand and official seal.

My Commission Expires:

Rec'd for record SEP 25 1970 at 4:32 PM
Per Orville T. Goswell, Clerk
Mail to Central Title Corp.
Receipt No. 521835

- 2 -

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ELLA B. G. BRIGHAM, residing at Paul Smiths, New York 12970, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 16th day of December, 1976.

Witness:

Michael G. Tolun (SEAL)
Ella B.G. Brigham

STATE OF NEW YORK, COUNTY OF TENNESSEE, to wit:

On this 16th day of December, 1976, before me, RONALD N. LEAHY, the undersigned officer, personally appeared ELLA B. G. BRIGHAM, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Ronald N. Leahy (SEAL)
Notary Public
My Commission Expires:

Rec'd for record MAR 1 1977 at 11:06 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Central Title Corp.
Receipt No. 450

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, KATHARINE GARRETT BAINBRIDGE, residing at 200 Cross Keys Road, Apartment 50, Baltimore, Maryland 21210, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 15th day of December, 1976.

Witness:

Sandra Worden (SEAL)
Katharine Garrett Bainbridge

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

On this 15th day of December, 1976, before me, JEANNINE SCHUETT, the undersigned officer, personally appeared KATHARINE GARRETT BAINBRIDGE, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Jeannine Schuett (SEAL)
Notary Public

Rec'd for record MAR 1 1977 at 11:06 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Central Title Corp.
Receipt No. 450

Rose Johnson Randall
(Type or Print Name)
Rose Johnson Randall
per SPH Johnson
Signature Attorney-in-Fact

Harrison Garrett
(Type or Print Name)

Harrison Garrett
Signature

Harrison Garrett, a Trustee
under the Will of
Johnson Garrett, Deceased
(Type or Print Name)

Harrison Garrett
Signature Harrison Garrett,
Trustee

Katherine Garrett Bainbridge
(Type or Print Name)

Katherine Garrett Bainbridge

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Ella B. G. Brigham
(Type or Print Name)

Ella B. G. Brigham

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Alice Whitridge Phillips
(Type or Print Name)

Alice Whitridge Phillips

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

William L. Reed, Personal
Representative, Estate of
Barbara Garrett Reed, Deceased
(Type or Print Name)

William L. Reed
Signature
Johnson Rockland Co.
Johnson Rockland Company
Robert W. Johnson
Robert W. Johnson, III, President

ATTACHMENT 'A'
PETITION FOR A ZONING VARIANCE
J. T. H. JOHNSON ET AL AND R. W. JOHNSON III

forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W,
respectively.

Section 1 B01.2.C.6 (V.B.6.b) to permit distances of six (6) feet for lots
2W and 3W and five (5) feet for lots 4W, 5W and 6W between
window and property line in lieu of the required fifteen (15) feet.

Section 1 B02.3.C.1 to permit a minimum side yard setback of seventeen (17)
feet and fourteen (14) feet in lieu of the required twenty (20)
feet for lots 4E and 1E and a minimum side yard setback of nine (9)
feet and eight (8) feet in lieu of the required twenty (20) feet and
the sum of side yard setbacks of twenty-two (22) feet and twenty (20)
feet in lieu of the required fifty (50) feet for lots 2E and 3E,
respectively, and to permit a minimum lot width of 79', 53', 59' and
112' in lieu of the required one hundred and fifty (150) feet for lots
1E, 2E, 3E and 4E, respectively.

Section 1 B02.2.B(V.B.2) to permit a side yard setback of seventeen (17) feet
in lieu of the required forty (40) feet and a sum of side yards
setbacks of sixty-two (62) feet in lieu of the required eighty (80)
feet for the proposed community building.

Rose Johnson Randall
(Type or Print Name)
Rose Johnson Randall
per SPH Johnson
Signature Attorney-in-Fact

Harrison Garrett
(Type or Print Name)

Harrison Garrett
Signature

Harrison Garrett, a Trustee
under Will of
Johnson Garrett, Deceased
(Type or Print Name)

Harrison Garrett
Signature Harrison Garrett,
Trustee

Katherine Garrett Bainbridge
(Type or Print Name)

Katherine Garrett Bainbridge

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Ella B. G. Brigham
(Type or Print Name)

Ella B. G. Brigham

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Alice Whitridge Phillips
(Type or Print Name)

Alice Whitridge Phillips

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

William L. Reed, Personal
Representative, Estate of
Barbara Garrett Reed, Deceased
(Type or Print Name)

William L. Reed
Signature

Johnson Rockland Co.
Johnson Rockland Company

Robert W. Johnson
Robert W. Johnson, III, President

Rose Johnson Randall
(Type or Print Name)
Rose Johnson Randall
per SPH Johnson
Signature Attorney-in-Fact

Harrison Garrett
(Type or Print Name)

Harrison Garrett
Signature

Harrison Garrett, a Trustee
under the Will of
Johnson Garrett, Deceased
(Type or Print Name)

Harrison Garrett
Signature Harrison Garrett,
Trustee

Katherine Garrett Bainbridge
(Type or Print Name)

Katherine Garrett Bainbridge

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Ella B. G. Brigham
(Type or Print Name)

Ella B. G. Brigham

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

Alice Whitridge Phillips
(Type or Print Name)

Alice Whitridge Phillips

By: Harrison Garrett
Signature Harrison Garrett
Attorney-in-Fact

William L. Reed, Personal
Representative, Estate of
Barbara Garrett Reed, Deceased
(Type or Print Name)

William L. Reed
Signature

Johnson Rockland Co.
Johnson Rockland Company

Robert W. Johnson
Robert W. Johnson, III, President

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
TO: June 23, 1981
FROM: Petition No. 82-9-A Item 202
SUBJECT:

Petition for Variances
Northeast corner of Falls Road and Ruxton Road and the
Northwest corner of Old Court Road and Falls Road
Petitioners: John Triplett Haxall Johnson, et al

Third and Ninth Districts

HEARING: Thursday, July 9, 1981 (10:30 A.M.)

This office applauds the efforts of the petitioner to restore these fine old buildings.

NEC:JGH:ob

ATTACHMENT 'A'
PETITION FOR A ZONING VARIANCE
J. T. H. JOHNSON ET AL AND R. W. JOHNSON III

forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W,
respectively.

Section 1 B01.2.C.6 (V.B.6.b) to permit distances of six (6) feet for lots
2W and 3W and five (5) feet for lots 4W, 5W and 6W between
window and property line in lieu of the required fifteen (15) feet.

Section 1 B02.3.C.1 to permit a minimum side yard setback of seventeen (17)
feet and fourteen (14) feet in lieu of the required twenty (20)
feet for lots 4E and 1E and a minimum side yard setback of nine (9)
feet and eight (8) feet in lieu of the required twenty (20) feet and
the sum of side yard setbacks of twenty-two (22) feet and twenty (20)
feet in lieu of the required fifty (50) feet for lots 2E and 3E,
respectively, and to permit a minimum lot width of 79', 53', 59' and
112' in lieu of the required one hundred and fifty (150) feet for lots
1E, 2E, 3E and 4E, respectively.

Section 1 B02.2.B(V.B.2) to permit a side yard setback of seventeen (17) feet
in lieu of the required forty (40) feet and a sum of side yards
setbacks of sixty-two (62) feet in lieu of the required eighty (80)
feet for the proposed community building.

PETITION FOR VARIANCE

Districts 3 and 9

ZONING: Petition for Variances
LOCATION: Northeast corner of Falls Road and Ruxton Road and the
Northwest corner of Old Court Road and Falls Road

DATE & TIME: Thursday, July 9, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a distance between
buildings of twenty (20) feet in lieu of the required forty
(40) feet (height to height) for lots 2W and 3W; to permit
a distance between centers of facing windows of ten (10)
feet and twenty (20) feet in lieu of the required forty (40)
feet (window to window) for lots 4W to 5W and 2W to 3W,
respectively; to permit distances of six (6) feet for lots
2W and 3W and five (5) feet for lots 4W, 5W and 6W between
window and property line in lieu of the required fifteen (15)
feet; to permit a minimum side yard setback of seventeen
(17) feet and fourteen (14) feet in lieu of the required twenty
(20) feet for lots 4E and 1E and a minimum side yard set-
back of nine (9) feet and eight (8) feet in lieu of the required
twenty (20) feet and the sum of side yard setbacks of twenty-
two (22) feet and twenty (20) feet in lieu of the required fifty
(50) feet for lots 2E and 3E, respectively, and to permit a
minimum lot width of 79', 53', 59' and 112' in lieu of the
required one hundred and fifty (150) feet for lots 1E, 2E, 3E
and 4E, respectively; and to permit a side yard setback of
seventeen (17) feet in lieu of the required forty (40) feet and
a sum of side yards setbacks of sixty-two (62) feet in lieu of
the required eighty (80) feet for the proposed community
building.

The Zoning Regulations to be excepted as follows:

Section 1B01.2.C.1 - Distance between adjacent buildings (height to height)
Section 1B01.2.C.2b - Distance between center of facing windows
Section 1B01.2.C.6 - Distance between center of facing windows and property line
Section 1B02.3.C.1 - Minimum widths of individual side yard, sums of side yard and
lot widths
Section 1B02.2.B (V.B.2) - Minimum width of side yard and sum of side yard setbacks
for principal building other than for residential use.

All those parcels of land in the Third and Ninth Districts of Baltimore County.

Being the property of John Triplett Haxall Johnson, et al, as shown on the plat plan
filed with the Zoning Department

Hearing Date: Thursday, July 9, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY